

# SHEA BOULEVARD STREETScape GUIDELINES

## what is it?

Specific streetscape design enhancement guidelines for landscape and hardscape for east Shea Boulevard

## where does it apply?

Shea Boulevard east of Frank Lloyd Wright Boulevard to City Boundary at 144th Street.

## who needs to use it?

All participants in the development process including citizens, policy makers, design professionals, and developers for projects that front on Shea Boulevard.

## why was it developed?

City Council directed staff to develop this streetscape guideline to provide a unified image as a follow-up to the 1993 Shea Area Plan.

## key points:

- 1 Landscape theme: Native natural desert median and ROW edges. Theme trees include Foothill Palo Verde, Velvet Mesquite, Ironwood, & Saguaro.
- 2 A boulevard symbol was created for identity.
- 3 Art Enhanced city gateway & entry monument proposed.
- 4 Development walls are discouraged. When walls are necessary they should be low with vertical and horizontal undulations, vertical and horizontal openings, niches for plants, and muted desert tones.
- 5 Light pole color scheme using Cicada #5543 Frazee or Mysic Green 8594M Frazee or equal paint.
- 6 Step back of building floors above single story and tall buildings set back further from scenic corridor, major wash, or vista corridor.
- 7 10' sidewalks should be provided along each side of street, set back from curb as far as possible, gentle meandering, & returning to curb at drives & intersections.
- 8 Maintenance behind each curb is the responsibility of adjacent property owner, the median is city's responsibility
- 9 Scenic Corridor Design Guidelines shall apply in addition to Shea Streetscape Guidelines.

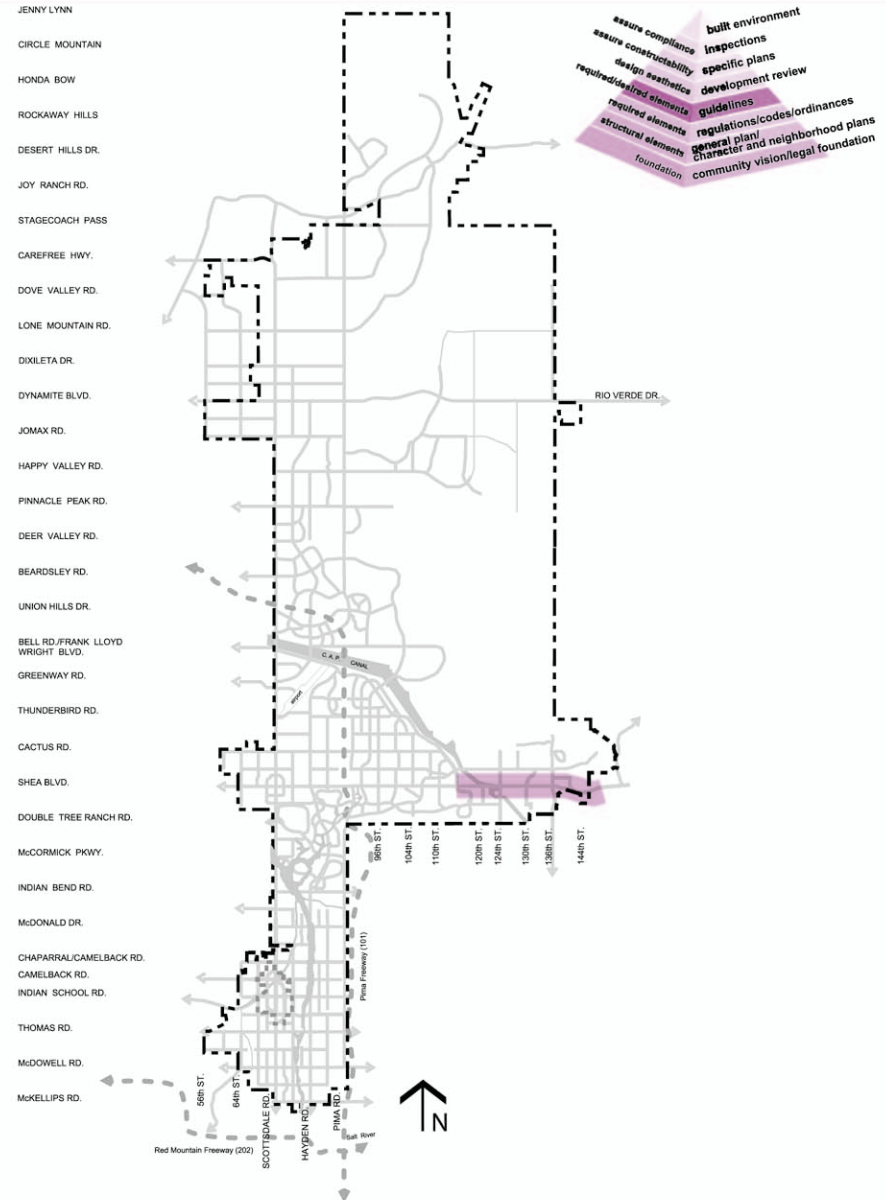
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City Council approval - January 26, 1994

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## where is the full policy?

Planning and Design Library - Community Design Studio

## references and related documents:

Scenic Corridor Design Guidelines (2003)  
Shea Area Plan (1993)